



# Housing Data Profiles

2018



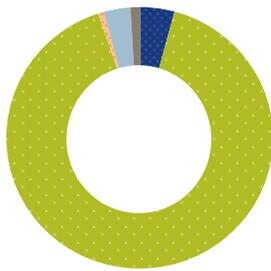
## Population, Age, & Race

Source: 2011-15 American Community Survey

	2011-15	2000	% Change		2011-15	2000	% Change
Population	19,790	18,567	7%	Householders living alone	33%	30%	3%
Households	7,669	7,225	6%	Residents living in families	65%	67%	-2%
Average household size	2.48	2.41	3%	Households with someone <18	27%	30%	-3%
Average family size	3.17	3.02	5%	Households with someone > 65	48%	43%	5%

Median age for those living in Southbury is 50.3 years old, 9.9 years older than CT's median age of 40.4 years old.

### Race and Ethnicity: Southbury



#### Racial and Ethnic Groups

Hispanic or Latino (of any race)	851	4%
White	17,902	90%
Black or African American	137	1%
American Indian and Alaska Native	0	0%
Asian	698	4%
Hawaiian and Other Pacific Islander	0	0%
Other/Multi-Race	202	1%

Total	%
851	4%
17,902	90%
137	1%
0	0%
698	4%
0	0%
202	1%

Connecticut is becoming increasingly diverse. Between 2010 and 2015, the nonwhite population increased from 28% to 31%. In Southbury, 90% of residents are white, while 10% are nonwhite.

Source: 2011-15 American Community Survey

## \$\$\$ Household Income

Southbury's annual median household income in 2015 was \$84,058, 20% more than Connecticut's median household income of \$70,331. It is 36% more than New Haven County's median household income of \$61,640. Southbury's median household income ranks 73 (1=highest, 169=lowest) among CT's 169 municipalities.

### Median Household Income

Source: 2011-15 American Community Survey

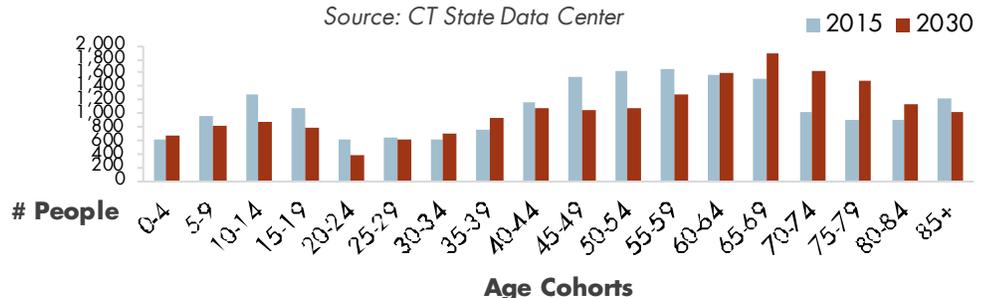


## Aging of the Population

Southbury is one of the 116 Connecticut municipalities projected to see a drop in their school-age population between 2020 and 2030. Many municipalities will see declines over 15%. In Southbury, the projected decrease is 17%. Meanwhile the 65+ population for Southbury is projected to increase by 19%.

### Age Cohorts - 2015, 2030 Population Projections: Southbury

Source: CT State Data Center



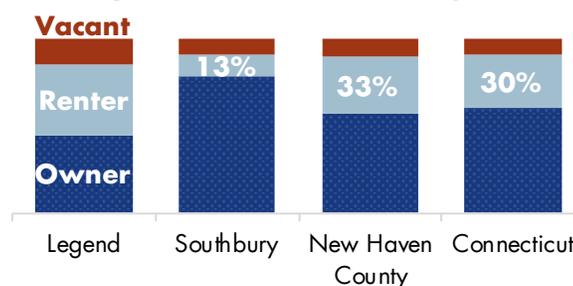
# Characteristics of Housing Stock

## Tenure

	Southbury	New Haven County	Connecticut
Total	8,435	362,351	1,491,786
Owner-Occupied	6,599	204,886	906,227
Renter-Occupied	1,070	121,142	446,356
Vacant	766	36,323	139,203

Source: 2011-15 American Community Survey

## Percent of Owner-Occupied, Renter-Occupied and Vacant Housing Units



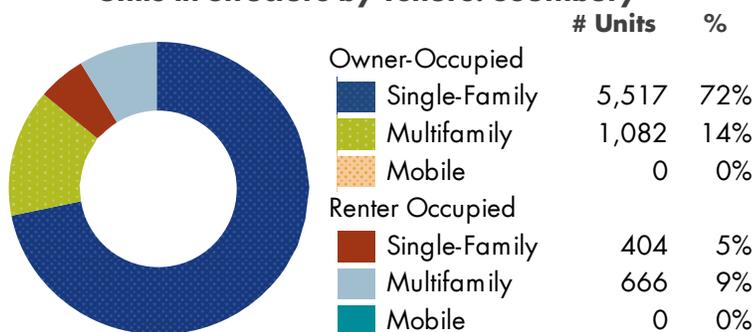
Southbury saw its number of housing units increase by 8% from 2000 to 2015. Renters live in 13% of Southbury's housing stock, compared to 33% for New Haven County and 30% for Connecticut.

## Units in Structure

Overall, 66% of CT's occupied housing stock is comprised of single-family housing, while 33% is multifamily housing (2+ units in structure) and 1% is mobile homes.

In Southbury, 77% of occupied homes are single-family, 23% are multifamily (2+ units in structure), and 0% are mobile homes. Renters live in 38% of Southbury's 1,748 multifamily homes, and owners occupy 93% of its 5,921 single-family homes.

## Units in Structure by Tenure: Southbury



Source: 2011-15 American Community Survey

## Year Built

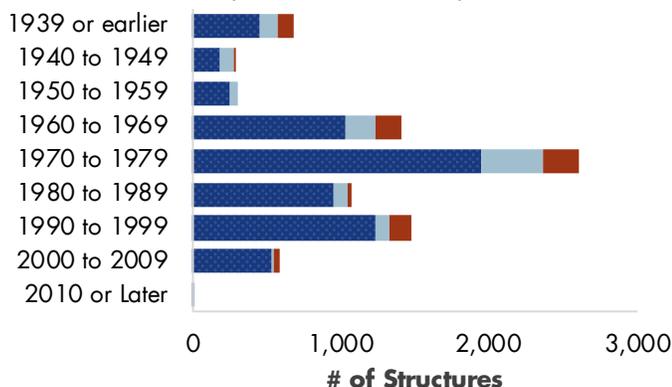
CT's housing stock varies in age, with 22% built before 1939, 36% built from 1940 to 1969 and 42% built from 1970 on.

In Southbury, 8% of the housing stock was built prior to 1939, 24% was built between 1940 and 1969 and the remaining 68% was built after 1970. Shifting demographics indicate that housing built from 1970 on may not meet the needs of CT's current and future residents.

## Tenure by Year Structure Built: Southbury

Source: 2011-2015 American Community Survey

■ Owner-Occupied ■ Renter-Occupied ■ Vacant



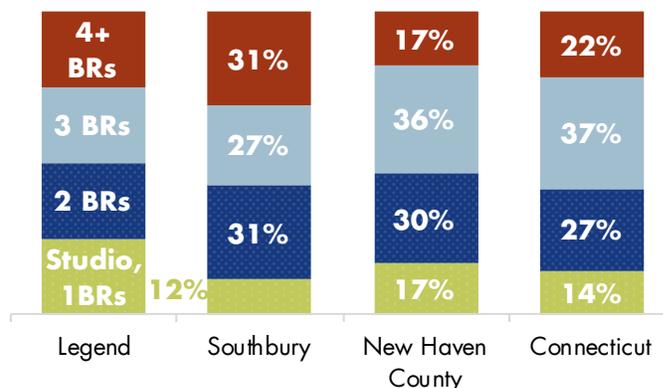
## Bedrooms

A majority of homes in CT have 3 or more bedrooms, with 37% having 3 bedrooms and 22% having 4 or more. 42% of the homes in the state have 2 or fewer bedrooms.

Over 57% of homes in Southbury have 3 or more bedrooms, while 43% have 2 or fewer bedrooms. Towns and cities that have larger homes with more bedrooms offer fewer housing options for younger workers or downsizing Baby Boomers.

## Housing Units by Number of Bedrooms

Source: 2011-15 American Community Survey



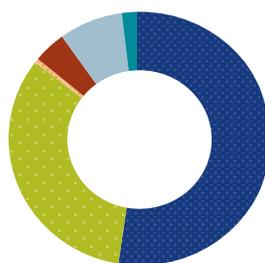


## Housing Costs for Owners and Renters

### Affordability

Across CT, 50% of renters and 32% of owners spend more than 30% of their income on housing. In Southbury, 58% of renters spend more than 30% of their income on housing, while 39% of owners do the same. Households that spend more than 30% of their income on housing may have little left over for necessities such as transportation, food, health care, etc.

### Housing Costs as a % of Household Income: Southbury



	# Units	% Total
<b>Owner-Occupied</b>		
Spending <30%	4,005	52%
Spending >=30%	2,541	33%
Not computed	53	1%
<b>Renter Occupied</b>		
Spending <30%	317	4%
Spending >=30%	624	8%
Not computed	129	2%

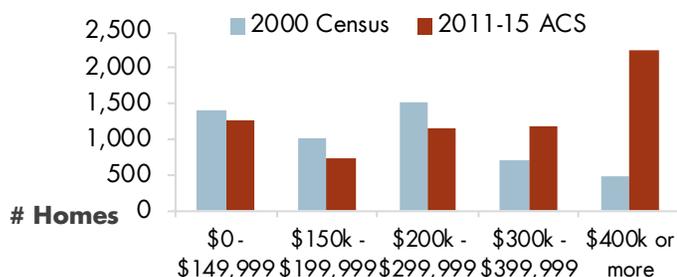
Source: 2011-15 American Community Survey

### Home Value

The value of homes in Connecticut has risen significantly over the last 15 years, putting home ownership out of reach for many middle-class households. In Southbury, 27% of homes were valued under \$150,000 in 2000, compared to 19% now. The median home value in Southbury is now \$311,400, an increase of 60% since 2000.

#### Self-Reported Value of Owner-Occupied Homes: Southbury

Source: Census 2000, 2011-2015 American Community Survey

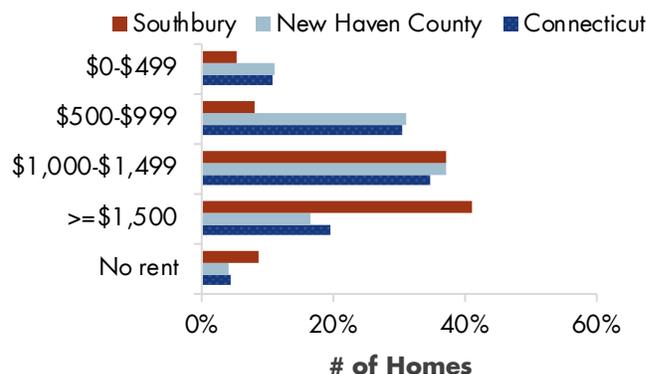


### Gross Rent

According to 2011-15 American Community Survey data, 78% of Southbury's 1,070 rental units have a gross rent over \$1,000 per month and 7% have a gross rent under \$750 per month.

#### Rental Units by Gross Rent: Southbury

Source: 2011-2015 American Community Survey



### Housing Costs & Income

#### Owner Households: Southbury

The average homeowner household in Southbury has a median income of

**\$90,028**

#### Households with a Mortgage

Median Income:  
**\$109,500**  
Median Monthly Owner Costs:  
**\$2,277**

#### Households w/out a Mortgage

Median Income:  
**\$53,287**  
Median Monthly Owner Costs:  
**\$986**

Median Income Renter Households =

**\$48,393**

**42%** less than the median income of all households.

Median Gross Rent =

**\$1,444**

**36%** of income spent on rent. **64%** of income for all other expenses.

In Connecticut, incomes among those who own their homes tend to be much higher than incomes for renter households. However, incomes for owners who no longer pay a mortgage also tend to be lower than for those paying a mortgage, as those no longer paying a mortgage may be retired and living on fixed incomes.

Source: 2011-2015 American Community Survey

#### Renter Households: Southbury

## Housing Market General Information

### Housing Wage

#### 2017 Housing Wage: Southbury

 **\$19.12**

Southbury is included in the Waterbury Metro Area.

Each year, the National Low Income Housing Coalition calculates the "housing wage," the hourly wage needed for a household to afford a typical 2-bedroom apartment in metro areas throughout the United States.

Connecticut's housing costs are typically high, ranking #8 in 2017 with a housing wage of \$24.72.

### Grand List

#### Real Property Grand List Values, 2008-16: Southbury

Total Real Property 2008	\$2,335,194,041
Total Real Property 2016	\$1,868,369,533
<b>% Change, 2008-16</b>	<b>-20%</b>

Connecticut housing prices declined precipitously after the 2008 financial crisis and have not rebounded to pre-crisis levels, particularly in municipalities - 113 of 169 - where housing stock is dominated by single-family homes. Across the state, 152 municipalities have seen either no change in real property grand lists, or declines, forcing most to raise mill rates, reduce services, or both.

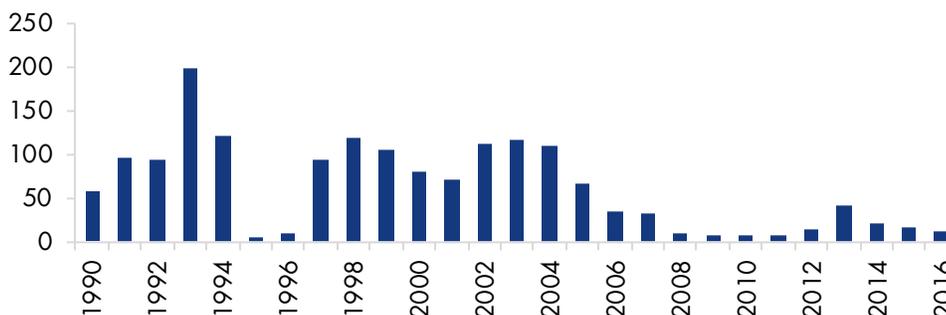
Source: CT Office of Policy and Management

### Building Permits

Connecticut saw a sharp decline in building permits following the crash of the housing market in the mid-2000s. As the housing market slowly recovers, statewide building permits have increased by small amounts since 2011, with permits for multifamily units at levels not seen for a decade. Building permits issued, however, remain well below the levels seen in the 1980s and 1990s.

#### Building Permits by Year, 1990-2016: Southbury

Source: CT Department of Economic and Community Development



### Affordable Housing Appeals List

Each year the CT Department Of Housing surveys municipalities in the state to determine the number of affordable units each has. The data is compiled for the Affordable Housing Appeals List. The following housing units are counted as affordable in Southbury in 2016:

#### Assisted Units Counted in 2016 Appeals List:

##### Southbury

89	Governmentally Assisted Units
7	Tenant Rental Assistance
29	CHFA/USDA Mortgages
+	0 Deed Restricted Units
<hr/>	
125	Total Assisted Units

#### Calculation of % of Total Units Assisted:

##### Southbury

125	÷	9,091	=	1.4%
Total Assisted Units		Total Units, 2010 Census		Units Assisted

Housing Data Profiles are produced by the Partnership for Strong Communities.

For more details about the information presented or to use any of the graphics in the Housing Data Profiles, please contact: Charles Patton, Senior Policy Analyst, charles@pschousing.org.



## Analysis of Housing Conditions

### Key Stats

#### Population

19,790

#### Households

7,669

#### Projected Change in Population from 2020-2030

5-19 Year Olds: -17%

65+ Year Old: 19%

#### Median Household Income

All Households: \$84,058

Owners: \$90,028

Renters: \$48,393

#### Housing Units

Total Units: 8,435

Owner-Occupied: 78%

Renter-Occupied: 13%

Vacant: 9%

#### Single-Family/Multifamily

Single Family: 77%

Multifamily: 23%

#### Median Home Value

\$311,400

#### Median Gross Rent

\$1,444

#### Households Spending 30% or More on Housing

All Households: 41%

Owners: 39%

Renters: 58%

#### Housing Built 1970 or Later

68%

#### 2016 Affordable Housing Appeals List

Assisted Units: 1%

#### % Change in Total Real Property, 2008-2016

-20%

### Southbury's Housing Data Profile: The Story Behind the Numbers

Southbury, like most of Connecticut's municipalities, has a relatively high median household income, high housing costs, few units for teachers, nurses, electricians, firefighters and town workers, and a narrow range of housing choices for Baby Boomers seeking to downsize and Millennials and young families seeking to move to town.

Housing remains very expensive in Southbury relative to the median household income. Statewide, 50% of renters and 32% of homeowners spend 30% or more of their household incomes on housing. In Southbury, where the \$84,058 median household income is higher than the statewide median of \$70,331, 58% of the town's renters and 39% of its homeowners spend 30% or more of their income on housing.

Southbury is one of the many Connecticut municipalities that could see a potentially significant decline in school enrollment through 2030 because of a projected decline in school-age (5-19) population of 17% from 2020 to 2030. At the same time, its population is getting much older, with a projected increase of 19% in the 65+ population from 2020 to 2030, potentially leading to the need for smaller, denser, more affordable homes closer to the town center, services and, if possible, transit connections.

While the number of renting households in Connecticut has increased from 30% to 35% since 2007, many towns are ill-prepared to accommodate the needs of renters. Southbury has an average amount of modestly sized homes to offer (43% units are 0-2 bedrooms, compared to 42% statewide). However, Southbury is one of 118 Connecticut municipalities with single-family homes dominating its housing stock (77%), mostly because many of those towns built the bulk of their homes after 1970 (68% in Southbury) to accommodate the needs of new Baby Boomer families then in their 20s.

Now in their 60s, those families are seeking more modest homes. But their attempts to sell are being met by few offers because few young families can afford to move to those towns, flattening median sales prices and stunting the growth of Grand Lists – the towns' total value of real property – and thus property tax revenues needed to pay for increasingly expensive services. From 2008 through 2016 (latest OPM figures), 150 towns experienced negative growth in real property values, 2 had no growth and 7 had only slight growth of 2 percent or less. The total real property Grand List in Southbury declined significantly by 20% from 2008 through 2016.

Across the state, 138 of the 169 municipalities have affordable homes totaling less than 10% of their housing stock. These are the kinds of homes increasingly sought by young professionals, families, town workers, downsizing Baby Boomers and others. In Southbury, 1% of the homes are affordable, according to the state's 2016 Affordable Housing Appeals List.



## Data Sources & Notes

### Page 1

- ⇒ Populations, Age, & Race
  - DP-1 - Profile of General Demographic Characteristics: 2000, Census 2000 Summary File 1 (SF 1) 100-Percent Data
  - DP02 - Selected Social Characteristics In The United States, 2011-2015 American Community Survey 5-Year Estimates
  - DP05 - ACS Demographic And Housing Estimates, 2011-2015 American Community Survey 5-Year Estimates
- ⇒ Note: Due to rounding throughout the profile, some results may not appear to correspond with the values in tables, charts and text.
- ⇒ Age & Income
  - Median Household Income
    - B25119 - Median Household Income The Past 12 Months (In 2015 Inflation-Adjusted Dollars) By Tenure, Universe: Occupied Housing Units More Information, 2011-2015 American Community Survey 5-Year Estimates
- ⇒ Aging of Population
  - 2015-2040 Population Projections for Connecticut, August 31, 2017 edition, CT State Data Center

### Page 2

- ⇒ Tenure, Units in Structure, Year Built, Bedrooms
  - DP04 - Selected Housing Characteristics, 2011-2015 American Community Survey 5-Year Estimates
- ⇒ Tenure note: Universe is all housing units. Total housing stock includes vacant units.
- ⇒ Units in Structure notes: Multifamily includes all units with 2+ units in structure. Does not include boats, RVs, vans, etc. Universe is occupied housing units (does not include vacant units).

### Page 3

- ⇒ Affordability
  - DP04 - Selected Housing Characteristics, 2011-2015 American Community Survey 5-Year Estimates, Note: Percent income spent on housing costs is not calculated for some households, noted in chart as "Not computed."
- ⇒ Home Value
  - B25075 - Value, Universe: Owner-occupied housing units, 2011-2015 American Community Survey 5-Year Estimates
- ⇒ Gross Rent
  - DP04 - Selected Housing Characteristics, 2011-2015 American Community Survey 5-Year Estimates
- ⇒ Housing Costs & Income
  - Median Household Income by Tenure
    - B25119 Median Household Income The Past 12 Months (In 2015 Inflation-Adjusted Dollars) By Tenure, Universe: Occupied housing units, 2011-2015 American Community Survey 5-Year Estimates
  - Median Household Income for Owner-Occupied Households by Mortgage Status
    - B25099 - Mortgage Status By Median Household Income The Past 12 Months (In 2015 Inflation-Adjusted Dollars), Universe: Owner-occupied housing units, 2011-2015 American Community Survey 5-Year Estimates
  - Median Monthly Housing Costs by Mortgage Status, Median Gross Rent
    - DP04 - Selected Housing Characteristics, 2011-2015 American Community Survey 5-Year Estimates, Note: Median Gross Rent data suppressed for some geographies by Census Bureau, reasons for suppression may vary.

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- ⇒ Housing Wage
  - Out of Reach 2017, 2-Bedroom Housing Wage, National Low Income Housing Coalition
- ⇒ Grand Lists
  - Total Grand Lists by Town, 2008 and 2014, CT Office of Policy and Management
- ⇒ Building Permits
  - Connecticut New Housing Authorizations in 2016, Construction Report: Housing Production & Permits, CT Dept. of Economic and Community Development
- ⇒ Affordable Housing Appeals List
  - 2016 Affordable Housing Appeals List, CT Dept. of Housing